169.0	0007	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,900 / 801,900
					USE VALUE:	801,900 / 801,900
					ASSESSED:	801,900 / 801,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECASTRO JONATHAN & CHERYL
Owner 2:	
Owner 3:	
Street 1:	232 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LI WEIDA & ZHAO RUI -
Owner 2:	-
Street 1:	232 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4900.000	404,500	500	396,900	801,900
Total Card	0.112	404,500	500	396,900	801,900
Total Parcel	0.112	404,500	500	396,900	801,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.86 | /Parcel: 460.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112078

GIS Ref

GIS Ref

Insp Date 12/15/08

!13078!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169.0-0007-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	404,500	500	4,900.	396,900	801,900		Year end	12/23/2021
2021	101	FV	393,300	500	4,900.	396,900	790,700		Year End Roll	12/10/2020
2020	101	FV	393,300	500	4,900.	396,900	790,700	790,700	Year End Roll	12/18/2019
2019	101	FV	307,100	500	4,900.	396,900	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	307,100	500	4,900.	334,500	642,100	642,100	Year End Roll	12/20/2017
2017	101	FV	307,100	500	4,900.	306,200	613,800	613,800	Year End Roll	1/3/2017
2016	101	FV	256,700	500	4,900.	260,800	518,000	518,000	Year End	1/4/2016
2015	101	FV	243,100	500	4,900.	226,800	470,400	470,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:06:50

LAST REV

Date	Time
06/08/17	18:33:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI WEIDA & ZHAO	67506-18		6/27/2016		652,000	No	No		
MAHONEY RICHARD	64308-492		9/30/2014		530,000	No	No		
HAZELTINE HELEN	25804-439		11/9/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	112078
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2015	354	Re-Roof	6,000		4/17/2015			Strip and re-roof.
3/28/1996	85	Manual	8,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	SQ Returned	EMK	Ellen K
5/27/2015	Permit Insp	PC	PHIL C
12/15/2008	Measured	336	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4900		Sq. Ft.	Site		0	70.	1.16	7									396,899						396,900	

Total AC/HA:	0.11249	Total SF/SM:	4900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,899	Spl Credit		Total:	396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	103111
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	453488
Depreciation:	48977
Depreciated Total:	404511

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

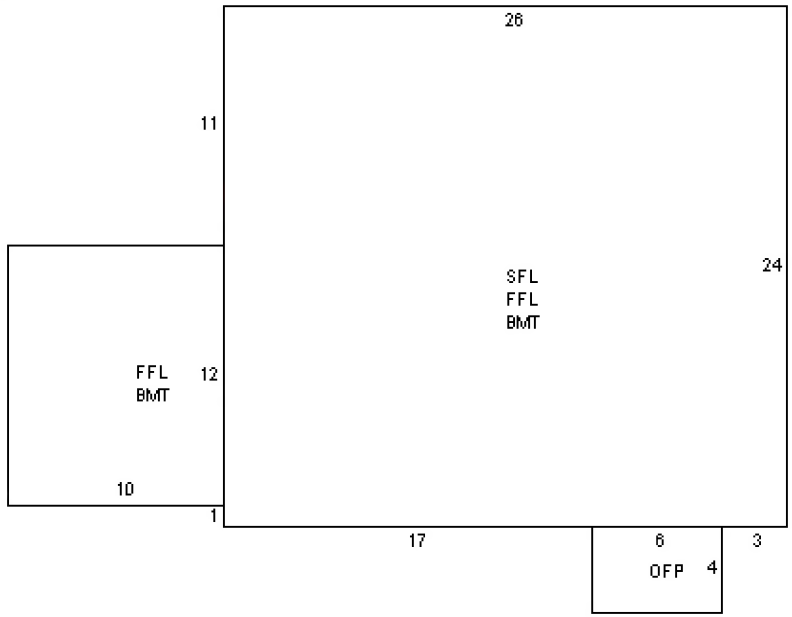
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.47
Special Features:	0	Val/Su Net:	189.37
Final Total:	404500	Val/Su SzAd	295.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	744	85.730	63,784
FFL	First Floor	744	178.610	132,882
SFL	Second Floor	624	178.610	111,450
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,136			Total:	309,151
Size Ad	1368	Gross Area	2136	FinArea	1740

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0007-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X17	A	AV	1970	4.26	T	39.2	101			500			500
2	Frame Shed	D	Y	1	12X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500